



PUBLIC NOTICE
HUD Submission of the
2025 Annual Action Plan
DRAFT
Preliminary Budget and Plan
Public Comments Invited

**PROPOSED 2024-2028 CONSOLIDATED PLAN, INCLUDING
THE YEAR 2025 ANNUAL ACTION PLAN FOR THE
COMMUNITY DEVELOPMENT BLOCK GRANT, HOME
INVESTMENT PARTNERSHIP AND EMERGENCY
SOLUTIONS GRANTS PROGRAMS**

The DeKalb County Community Development Department is preparing its 2024-2028 Consolidated Plan, including the Year 2025 Annual Action Plan for the Community Development Block Grant Program (CDBG), the Home Investment Partnership Act (HOME), and the Emergency Solutions Grants Program (ESGP).

Written public comments will be received from May 29, 2025, through June 29, 2025, and should be submitted to the DeKalb County Community Development Department via email:

bkcampbell@dekalbcountyga.gov

**Anticipated Year 2025 Grant Awards and
Program Income:**

2025 Community Development Block Grant Allocation (CDBG)	\$ 4,639,475
Projected CDBG Program Income	\$ 44,103
2025 HOME Program Allocation	\$ 1,876,095
Projected HOME Program Income	\$ 200,000
2025 Emergency Solutions Grant Program Allocation (ESGP)	\$ 403,187
TOTAL	\$ 7,162,830

PROGRAM POLICY for PROGRAM INCOME

1. Twenty percent of CDBG Program Income will be used for Planning and Administration. The remaining balance will be used for other eligible activities.
2. CDBG regulations require program income to be used before Treasury funds are expended. Program income will be used for any approved eligible activity as outlined in the 2024-2028 Consolidated Plan.
3. If more program income revenue is received than anticipated for any activity, the additional funds will be appropriated to activities indicated in this policy.
4. The designated entity that the County contracts with to manage the Economic Development Revolving Loan Fund may retain the program income for approved small business loans in DeKalb or return the funds to the County. The County must approve the loan fund programs that utilize County funds and program income generated from repayment of loans that were made with County funds.
5. HOME Program Income and Recapture amounts reflect availability as of the date of the development of this plan. Additional amounts received in 2025 will be reported in the 2025 Annual Action Plan and committed within 24 months of HUD allocation dates for 2025. This commitment will occur within two years of the HUD allocation date for 2025.
6. Program income receipts may vary widely from amounts projected due to any number of unanticipated factors. Regardless of the amount received. The Consolidated Plan will not need to be amended unless the funds are used for activities not outlined in the 2024-2029 Consolidated Plan or other approved eligible activities.

YEAR 2025 CDBG PROPOSED ACTIVITIES

Below are preliminary recommendations. Please review the proposed recommendations to the 2024-2028 Consolidated Plan, which has been extended to include the Year 2025 Annual Action Plan for details about the activities.

1. PUBLIC FACILITIES IMPROVEMENTS

- A. DeKalb Atlanta-South DeKalb Senior Center Improvements- \$112,000
- B. DeKalb Facilities Maloof Annex ADA ramp- \$58,560
- C. City of Lithonia Max Cleland Blvd. Sidewalk - \$239,340
- D. City of Stonecrest Salem Rd. Sidewalk- \$340,000
- E. Bruce Street Historic Ruins Project - \$462,627
*Lucious Sanders Recreation Center Project in notes

2. LOAN/BOND REPAYMENT

HUD Section 108 Loan Repayment – Estimated annual repayment amount - \$875,053

3. PUBLIC SERVICES

COC/Homelessness/Assistance

- A. Furniture Bank of Metro Atlanta \$15,000
- B. Latin American Association, Inc. \$15,000
- C. Safe Haven Transitional, Inc. \$10,000
- D. The Salvation Army \$45,000
- E. Salvation Army, Red Shield \$40,000
- F. COC Coordinated Entry Case Man. \$50,000
- G. Candler Forest Case Management \$65,000
- H. Street Outreach \$50,000
- I. Community Fellowship \$10,000
- J. Network Community Ministries \$20,000
- K. Catholic Charities \$10,000
- L. Nicholas House \$15,000
- M. International Rescue \$15,000

Financial Literacy

- L. Center for Pan Asian Communities \$15,000
- M. CASA \$20,000
- N. New American Pathways \$20,000

Housing Counseling/Foreclosure Prevention

- O. Atlanta Legal Aid Society, Inc. \$70,000
- P. Metro Fair Housing Services Inc. \$60,000

Youth/Child Development

- Q. Our House, Inc. \$70,000
- R. Youth Voucher Program \$75,000

5. HOUSING ACTIVITIES

- A. S. P. Housing Repair Program \$400,000
- B. Implementation Service SPHRP \$165,000
- C. Demolition & Blight \$336,103
- D. Demo & Blight Implementation \$ 75,000

**6. PLANNING & PROGRAM ADMINISTRATION
(20% CAP)**

Community Development Administration \$927,895

YEAR 2025 PROPOSED HOME ACTIVITIES

**HOME Investment Partnerships Program
(\$2,076,095)**

1. Up to 10% of the HOME Program Administration Set-aside (\$207,609) Funds to be used for direct administration and project implementation costs associated with HOME.
2. HOME Eligible Projects (\$1,868,486) -The proposed activities being considered are: Single-family owner-occupied rehab, Single-family homeownership new construction, Single-family rehab (Rental), Multi-family (Rental), Single-family Homeownership (Down payment

Assistance) Acquisition (including assistance to homebuyers), Tenant-based Rental Assistance, and any other housing development activities considered eligible under HOME Program regulations. Housing Initiative to leverage Neighborhood Stabilization Program Fund.

YEAR 2025 ESGP PROPOSED CATEGORIES OF FUNDING
(\$403,187)

7. Emergency Shelter + Street Outreach - 60% Cap (\$180,000)

8. HMIS (\$32,948)

9. Homeless Prevention (\$115,000)

10. Rapid Re-housing (\$20,000)

11. Administrative Costs – 7.5% Cap (\$30,239)

NOTES SECTION

ADDITIONAL CDBG RECOMMENDATIONS

The following projects are aligned with the goals and objectives of the 2024-2028 Consolidated Plan. If funds are available, the project listed below will move forward in accordance with the County's priorities.

- F.** Lucious Sanders Recreation Center – If available, CDBG funding will be used to assist with the construction of the new Lucious Sanders Recreation Center.
- G.** HUD Section 108 Loan Program – The Community Development Department will consider the use of Section 108 Loan Program funds to finance the building of large-scale eligible Capital Improvement Projects and Economic Development projects in the County or in municipalities. The mechanism for repayment of these projects will be from the County General Fund and/or CDBG, municipalities or business funds.
- H.** CDBG funds will be used for any approved eligible activity as outlined in the 2024-2028 Consolidated Plan. Because CDBG regulations require program income to be used before Treasury funds are expended, flexibility with obligating program income is needed to comply with the HUD regulations.
- I.** The Community Development Director may approve the use of CDBG funds for eligible Capital Improvement Projects submitted by local municipalities and County Departments during the program year if they meet eligibility requirements.
- J.** The DeKalb County Community Development Department is authorized to reallocate funding of prior year projects that are no longer feasible or needed. Reallocating previously funded projects will allow for other approved projects to utilize prior year or current year funds. Through the reallocation process, the Community Development Department can utilize/reallocate funds immediately to ensure compliance with HUD guidelines and regulations.
- K.** The remaining HUD Section 108 Loan principal loan amount is approximately \$2.6 Million with an amortization period of 10 years (2008-2028), at an estimated fixed interest rate of 2.54%. The annual loan repayment amount will be approximately \$875,053.
- L.** If funds are available in the eligible category, they may be used to assist with providing services to fill the services gap in the DeKalb Continuum of Care for the Homeless and meet other needs in DeKalb neighborhoods. The DeKalb County Community Development Department will collaborate with DeKalb County Continuum of Care representatives and other service providers to identify and prioritize service gaps.
- M.** At the direction of the Community Development Department Director, CDBG funds may be used to fulfill any eligible match requirements that are associated with ESG and/or CoC funding.
- N.** The Community Development Department Director is authorized to designate CDBG funds to an agency to administer case management services for the Tenant Based Rental Assistance Program.
- O.** The Community Development Director is authorized to designate CDBG funds to an agency to administer case management services for the Continuum of Care Intake.

- P.** Program Income receipts from the NSP Grant shall be converted to CDBG program income receipts and used for CDBG eligible activities upon the authorization of HUD and the Director.
- Q.** The Community Development Director may authorize the use of CDBG funds to conduct surveys and counts of homeless and at-risk individuals in the County to determine housing needs for those populations.
- R.** The Community Development Director is authorized to accept additional HUD/CoC grants for homelessness mitigation and to allocate eligible CDBG funds for grant matching requirements.
- S.** The Community Development Director is authorized to sign off on and approve small business loans under the CDBG Small Business Loan Program.
- T.** The Community Development Director is authorized to move funds from the CDBG, ESG and HOME administration line item to fund other projects within those grant programs.
- U.** The Community Development Director is authorized to execute CDBG, ESG, HOME and COC fund grant agreements.

HOME INVESTMENT PARTNERSHIPS PROGRAM
ADDITIONAL RECOMMENDATIONS

1. Community Development will use HOME funds to provide loans to assist in the development for affordable units in the following projects. During 2025, the Department will accept, underwrite, and approve additional loans for the development of affordable units in DeKalb County.
2. The Community Development Department will assess the need for Tenant Based Rental Assistance (TBRA). If it is determined that TBRA is needed to assist households in attaining appropriate permanent housing, the Department may implement a HOME TBRA program. With the implementation of TBRA, Case Management services may be funded through CDBG.
3. The County works closely with the DeKalb Housing Authority in the administration of its CDBG, HOME, NSP1 and NSP3 Program activities related to the development and implementation of affordable housing assistance programs and projects. **The Housing Authority acts as an agent and sub-recipient on several HOME activities.** Many of these activities are undertaken through the County's ongoing contract with the Housing Authority and are developed and implemented in accordance with the program descriptions executed by the Housing Authority Executive Director and the Community Development Department Director. The County may work with the DeKalb Housing Authority or other approved entities. The following is a listing of potential activities that may be undertaken by the County with HOME funds in the upcoming program year and details outlining how they may be administered.

- a. Unless otherwise approved, all multi-family projects will be implemented under the Housing Authority's contract with the County following a competitive application process and thorough review of the project for compliance with the County's underwriting guidelines as outlined in the HOME application package. This includes multi-family developments using CHDO funds. The

Community Development Department Director is authorized to commit funding amounts and determine loan terms for these projects.

b. Tenant-based Rental Assistance programs may be administered by the Housing Authority under its contract with the County or by other approved entities through separate agreements.

c. When the County pursues additional affordable housing initiatives the County will partner with the DeKalb Housing Authority and/or other entities on development activities.

4. The Community Development Department Director may approve interchanging the use of CDBG, HOME, NSP 1, and NSP 3 funds for projects if all program eligibility standards are satisfied.

5. The County will consider Tenant-based Rental Assistance on special initiatives consistent with the needs identified by the DeKalb Continuum of Care or special needs that may be identified by the County.

6. The Community Development Department Director shall provide comments and letters of support to the Georgia Department of Community Affairs regarding Tax Credit applications or to other entities regarding potential funding for applicants.

7. The Community Development Department will work with the County Departments and the community to identify and prioritize distressed multi-family properties in the County and develop collaborative strategies to remove blight.

8. To stabilize neighborhoods, prevent and/or reduce blight, and increase the availability of standard, affordable housing, the County may acquire, demolish, and/or redevelop substandard apartment complexes or single-family residences using eligible CDBG, HOME, NSP 1, NSP 3, Program Income, and other funds.

9. The Community Development Director will act as the primary contact for affordable housing initiative and collaborate with other County Departments and community representatives to develop affordable housing plans and strategies for the County.

10. If funds are available in eligible categories, they may be used to assist in providing housing and/or services to fill the housing/services gap in the DeKalb Continuum of Care for the Homeless. The County will collaborate with DeKalb CoC representatives and other providers to determine areas of need.

11. The DeKalb Community Development Department will allocate 15% (\$305,208) of HOME funds for specific activities to be undertaken by qualified Community Housing Development Organizations (CHDOs). The Community Development Director may authorize the allocation of more than 15% of the HOME funds for qualified CHDO projects. The Department may also allocate up to \$50,000 for operating funds for each CHDO receiving an allocation.

EMERGENCY SOLUTIONS GRANTS PROGRAM

ADDITIONAL RECOMMENDATIONS

- A. HUD requires a 7.5% cap on the funds for Administration, and a 60% cap on Emergency Shelter + Outreach. There is no cap on any other component.
- B. Representatives from the DeKalb County Continuum of Care (CoC) are assessing services to determine gaps and establish new DeKalb County priorities for serving the homeless population. The Community Development Department Director is authorized to make the required funding changes to fill service gaps, align ESG funding with newly formed priorities, and satisfy HUD's guidelines and regulations. Changes may include funding agencies that are not shown in the 2025 allocation but have been recommended by the DeKalb Continuum of Care.
- C. If for any reason and for any year Emergency Solutions Grants funds have been received and service providers cannot utilize the funds

allocated, the fund will be considered for reprogramming to any of the approved ESGP service providers or providers who can fill a service gap in a manner that is identified by the Community Development Department Director.

- D. All approved ESGP funding will be contingent upon the agency following all DeKalb County statutory regulations.
- E. The Community Development Department Director will be authorized to act on behalf of the County to provide certifications for non-profit agencies that request funding from the Georgia Department of Community Affairs or other funders.
- F. Any funds remaining from the previous year will be reprogrammed to agencies who can fill a service gap in a manner that is identified by the Community Development Director with input from the DeKalb CoC.

OTHER

Point-In-Time Count

HUD mandates that each continuum of care conducts a biennial point-in-time count of homeless persons. To facilitate conducting this count and ensure that the County obtains information regarding its success in mitigating homelessness, the Community Development Department Director may authorize the use of CDBG or other eligible funds for the performance of the point-in-time count.

Re-Entry Program

The State provides short term financial assistance (\$600 per offender per month for three months) to help stabilize the re-entry process of newly released convicted felons and enhance their ability to remain crime free. Following an agency housing/services assessment process, the Community Development Department will recommend approval or disapproval for agencies wishing to provide housing for this program. The final determination will be made by the Chief Executive Officer.

DeKalb County Continuum of Care (CoC)

In compliance with the HEARTH Act of 2012, the DeKalb County Continuum of Care (CoC) has formed committees to develop an organizational structure, establish priorities, assess service gaps, and implement a coordinated intake and service delivery system. When completed, the delivery system will include uniform requirements for the provision of homeless programs and services in DeKalb County. The delivery system will move to a Housing First model of rapidly re-housing homeless individuals and households.

The County has agreed to perform the role of Collaborative Applicant for the DeKalb CoC. In this role, the County will receive the HUD Planning Grant, receive other funds that support the goals of the CoC and collaborate with the State to administer the Homeless Management Information System (HMIS). As the Collaborative Applicant, the County may receive additional funds and may apply to become the Unified Funding Agent for the DeKalb CoC. At the direction of the Community Development Department Director, eligible CDBG funds may be used to pay for Department personnel performing CoC or homelessness mitigation work and fulfill any eligible match requirements that are associated with CoC and/or ESG funding.

**THE DRAFT 2025 ANNUAL ACTION PLAN MAY BE
REVIEWED at the following DeKalb County Library locations:**

**Chamblee Branch, 4115 Clairmont Road, Chamblee
Decatur Branch, 215 Sycamore Street, Decatur
Wesley Chapel Branch, 2861 Wesley Chapel Road, Decatur
Redan-Trotti Branch, 1569 Wellborn Road, Redan**

**Also on the DeKalb County Community Development website:
<https://www.dekalbcountyga.gov/community-development/public-notices>**

**For Questions or comments please email:
Byron Campbell, Grants and Admin. Manager
bkcampbell@dekalbcountyga.gov**